

\$479,900 - 334 Grosbeak Way, Fort McMurray

MLS® #A2212338

\$479,900

5 Bedroom, 4.00 Bathroom, 1,741 sqft
Residential on 0.08 Acres

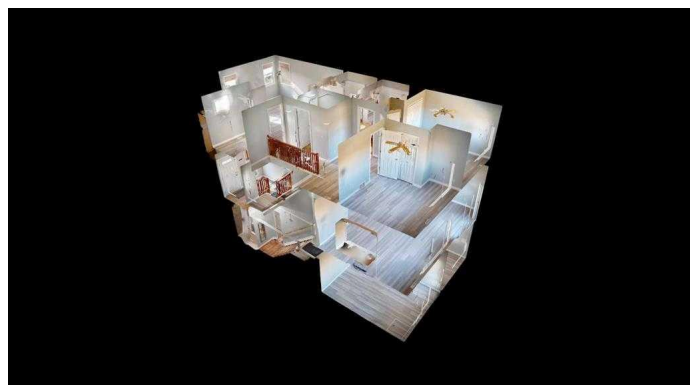
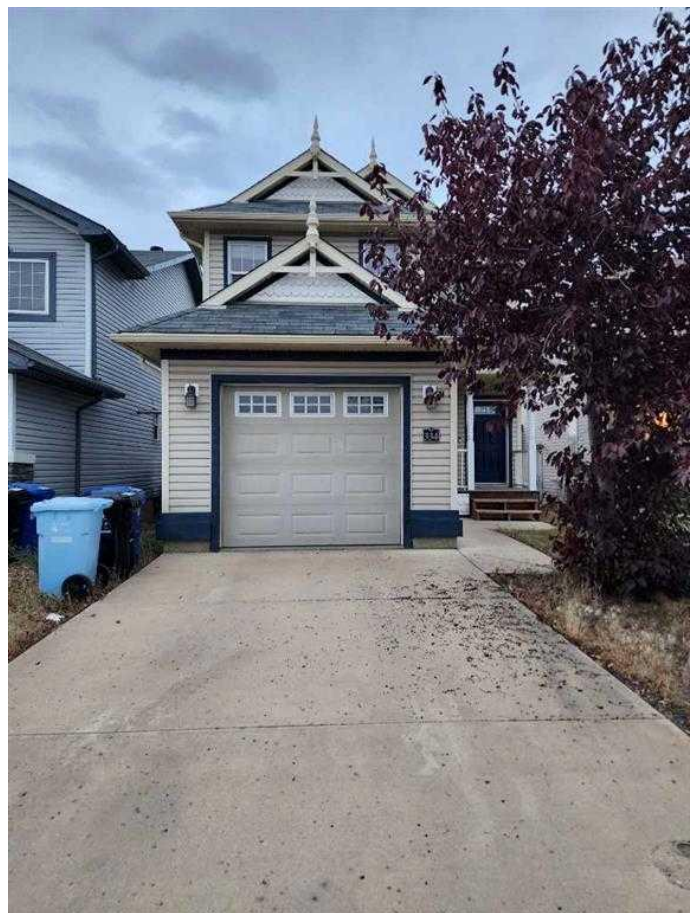
Eagle Ridge, Fort McMurray, Alberta

Welcome to 334 Grosbeak Way—an exceptional custom-built home nestled in the sought-after community of Eagle Ridge. This beautifully updated 1,741 sq ft residence offers the perfect blend of comfort, style, and functionality with a fully finished walk-out basement and breathtaking, unobstructed views of the River Valley.

Step inside to discover over \$30,000 in recent upgrades, including premium vinyl plank flooring and fresh paint throughout. The main level boasts a spacious living room with a cozy gas fireplace, a bright dining area that opens to a massive deck, and a sleek, modern kitchen featuring stainless steel appliances and a convenient breakfast bar.

Upstairs, the serene primary bedroom is your personal retreat with a full ensuite, while two additional bedrooms offer built-in closet organizers for smart storage. The fully developed basement adds incredible value with two bright bedrooms, a full bath, separate laundry, and direct access to a covered patio and private backyard—ideal for multi-generational living or extended guests.

Additional highlights include an attached single garage, extended driveway parking, and close proximity to schools, parks, walking trails, shopping, and commuter routes. Whether you're entertaining or enjoying quiet family evenings, this move-in ready home delivers it



all.

Donâ€™t miss your chance to own this Eagle Ridge gemâ€”book your showing today!

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2212338 |
| Price | \$479,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,741 |
| Acres | 0.08 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 334 Grosbeak Way |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K0L8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), |

| | |
|-----------------|--|
| | Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Central, Exhaust Fan, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Private Yard |
| Lot Description | Back Yard, City Lot, Interior Lot, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 77 |
| Zoning | R1S |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | Century 21 Quantum Realty |
|----------------|---------------------------|

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